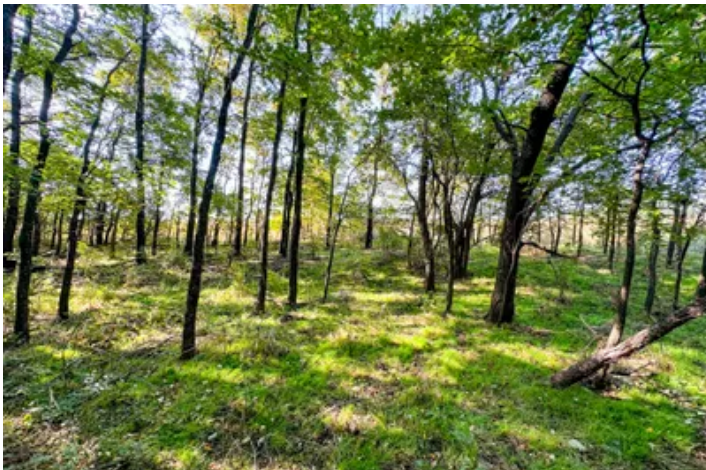


South Agricultural/Rec Land
S Woodlawn Rd
South Haven, KS 67140

\$189,000
108± Acres
Sumner County



South Agricultural/Rec Land
South Haven, KS / Sumner County

SUMMARY

Address

S Woodlawn Rd

City, State Zip

South Haven, KS 67140

County

Sumner County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

37.133825 / -97.259869

Acreage

108

Price

\$189,000

Property Website

<https://arrowheadlandcompany.com/property/south-agricultural-rec-land-sumner-kansas/67092/>



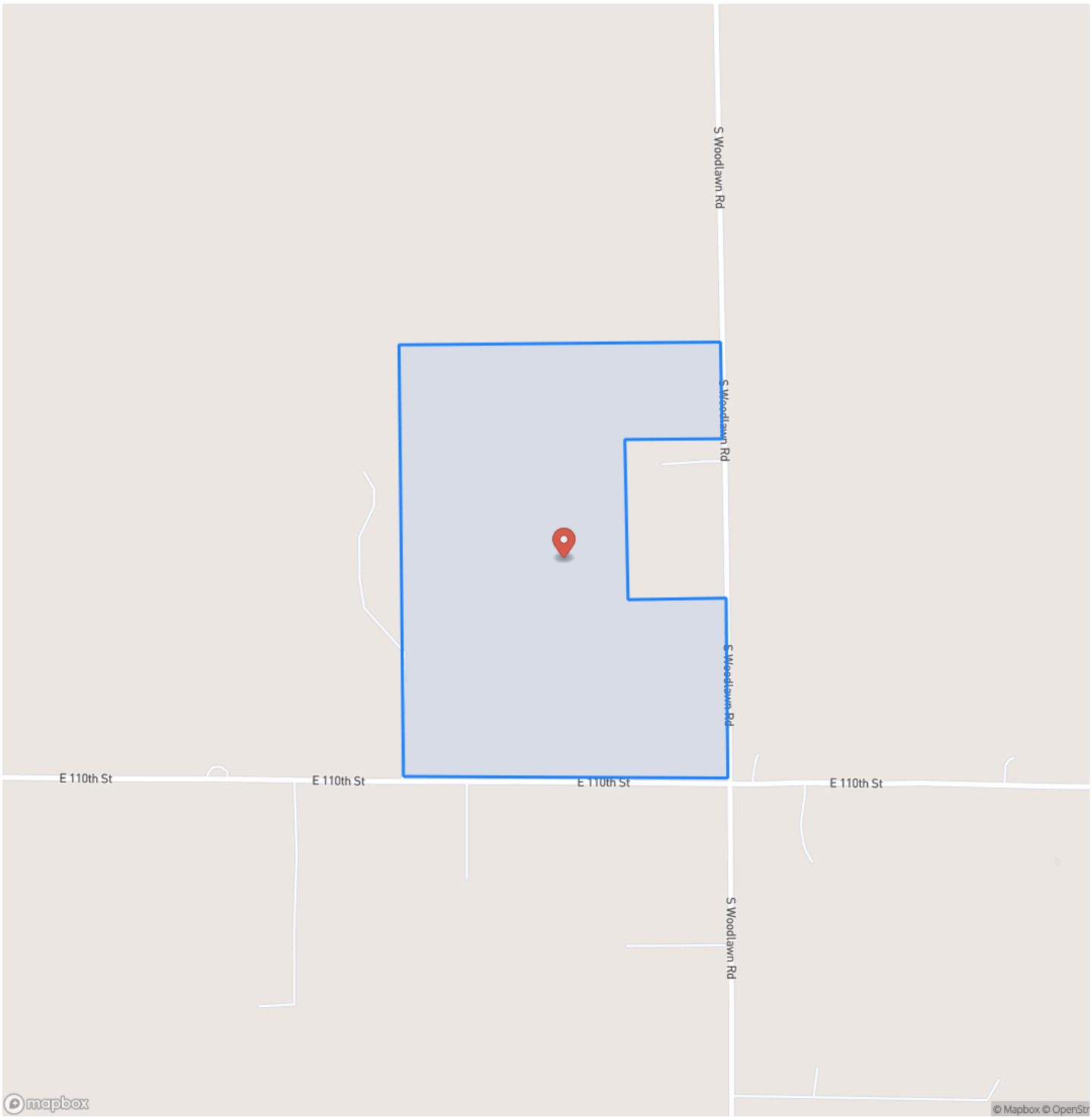
PROPERTY DESCRIPTION

This exceptional +/- 108-acre agricultural/recreational tract in Sumner County, Kansas, presents a unique investment opportunity for both farming and recreational usage. Located just +/- 5 miles north of Highway 166 and +/- 3.5 miles east of the I-35 corridor, this property features approximately 55 acres of productive tillable land, ideal for various crops, along with +/- 53 acres of upland grasses and wildlife habitat. The farmland offers significant potential for farming income, with fertile soils that support diverse agricultural practices. Additionally, the property is well-suited for possible enrollment in the Conservation Reserve Program (CRP) or Natural Resources Conservation Service (NRCS) conservation easement programs, enhancing its potential value while promoting upland habitat conservation. With a history of quality upland bird hunting for over 20 years, this land has also seen multiple 150"+ whitetail bucks harvested over the past decade, making it a prime location for hunters. This property not only serves as a productive agricultural site but also offers potential for developing a future homesite, appealing to those looking to enjoy country living while remaining connected to nearby towns. Whether you are a farmer looking to expand operations or an investor seeking a versatile property, this land presents an enticing opportunity. Accessibility is a key feature, with easy on-and-off access to major highways via well-maintained county roads. Conveniently located just +/- 17 miles from Arkansas City, +/- 15 minutes from Wellington, Kansas, and only +/- 9 miles from the Oklahoma state line, it provides a perfect blend of rural living with proximity to urban amenities. All showings are by appointment only. For more information or to schedule a private viewing, please contact Drew Palmer at [\(620\) 660-2355](tel:6206602355).

South Agricultural/Rec Land
South Haven, KS / Sumner County



Locator Map

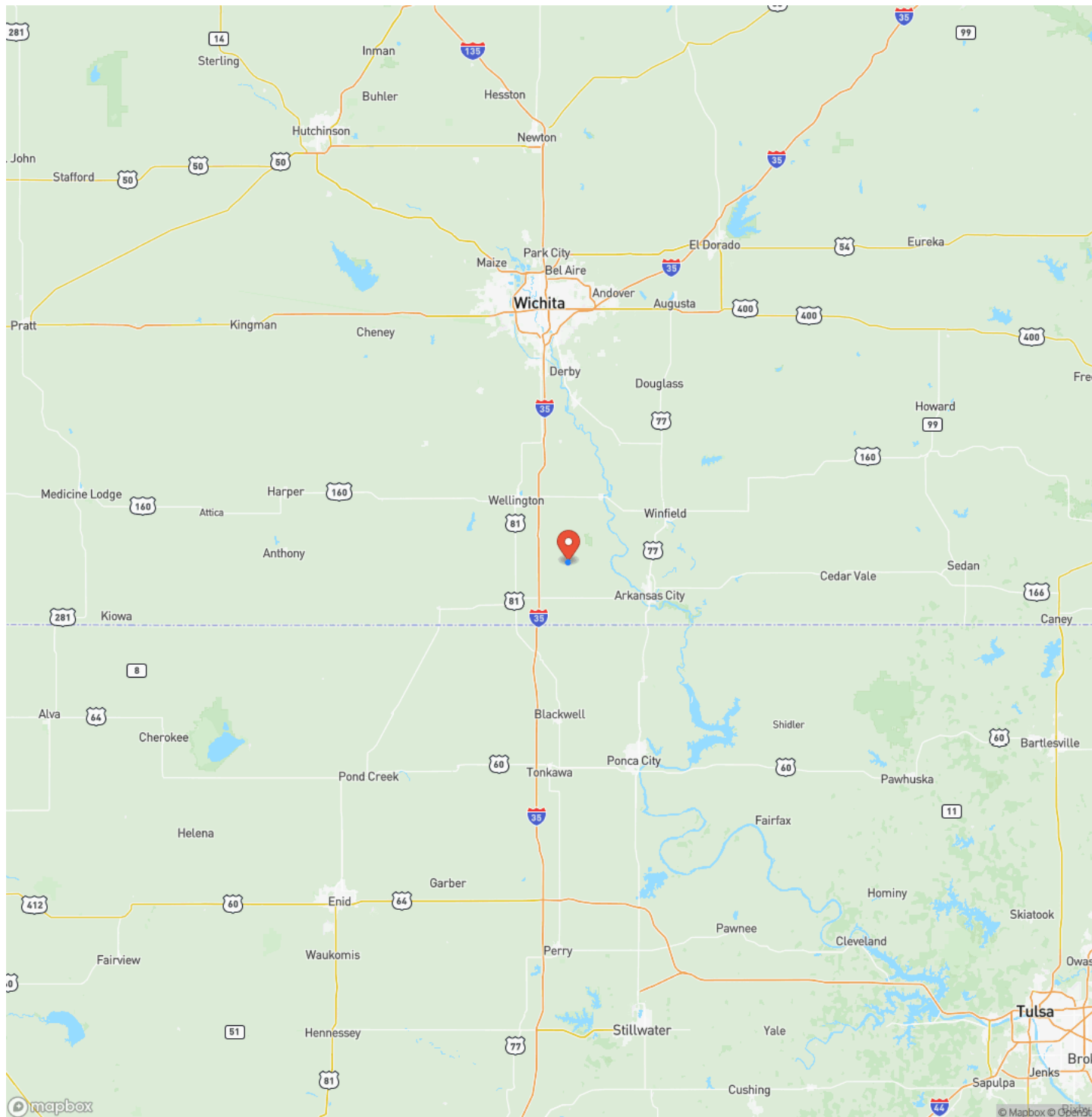


mapbox

© Mapbox © OpenStr



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Drew Palmer

Mobile

(620) 660-2355

Email

drew.palmer@arrowheadlandcompany.com

Address

City / State / Zip

Kaw City, OK 74641

NOTES

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www.arrowheadlandcompany.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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